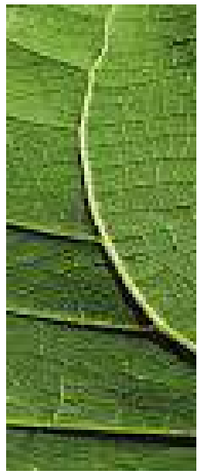
# DRAFT COPY

5TH & LENORA


## DRB#1 - SUMMARY

### GUIDANCE

**1. MASSING AND TOWER PLACEMENT:**

The Board heard public comment and reiterated its hope that the applicant would work with the neighboring building owners to address proximity to blank walls (The Warwick Hotel) and tower spacing for best block design (application to the south). In response to public input the Board offered flexibility to move the tower north acknowledging that the tower massing had been approved at EDG and also acknowledging that their authority to give direction on this issue is limited.

A. The Board specified that if the tower moves further north, the first tray at Levels 4-5 should not move north or compress and solar access to the corner of 5th and Lenora should be preserved (A1-1, B1-1, B1.III)

**2. TOWER MODULATION AND COHESIVENESS**

The Board was split on the resolution of the two-tower concept.

A. The majority of the members thought the concept needed more integration between the two tower forms as noted in the early design guidance, while two members were satisfied with the design as shown. The design question on the table was the integration of the dark, straight tower and the sliding trays tower forms. The Board noted that the concept is logical and interesting with moving elements and static elements yet, the two-building concept is not resolved at its intersecting edges and areas for a pleasing combined tower composition (A2, B1, B4-2)

## SEATTLE DESIGN GUIDELINES 2013

**A1. Respond to the Physical Environment**
Respond to the Physical Environment: Develop an architectural concept and compose the building's massing in response to geographic conditions and patterns of urban form found nearby or beyond the immediate context of the building site.

**B1.I Respond to Neighborhood Context**
Compatible design should respect the scale, massing and materials of adjacent buildings and landscape.

**A2. Enhance the Skyline**
Design the upper portion of the building to promote visual interest and variety in the downtown skyline. Respect existing landmarks while responding to the skyline's present and planned profile.

**B1. Respond to Neighborhood Context**
Develop an architectural concept and compose the major building elements to reinforce desirable urban features existing the surrounding neighborhood.

**B4.2. Coherent Interior/Exterior Design**
Develop an architectural concept and compose the major building elements to reinforce desirable urban features existing the surrounding neighborhood.

## RESPONSE

**As noted in our Recommendation Meeting on April 3, 2018, we have moved the main tower mass north by approximately four feet (levaing a seperation of 16') from our EDG submittal. Daylight analysis suggests that moving the tower any further north will start to significantly impact natural light access at the corner streetscape of 5th Avenue and Lenora Street.**

**Since there was significant difference of opinion among the Board members over the magnitude and direction of changes necessary to resolve this issue, we are submitting three alternate design strategies proposed to address this guidance.**

**Option 1 as presented here is the same design as presented at our April 3, 2018 Recommendation Meeting. We still strongly believe that this is the best design approach for this project given the board-supported design concept we have developed. The balance and proportioning of these two component masses was carefully chosen so that neither was dominant over the other, providing a "yin-yang" tension and harmony between the two and aesthetic energy from their interplay. We further believe that the contrasting two-mass design associated with that approach has many contextual precedents in the immediate neighborhood, some of which we have documented for comparison.**

**Option 2 retains the overall supported massing from EDG and our first recommendation meeting on April 3, 2018, but with a homogenized material treatment intended to reduce the sharp visual contrast between the two tower masses and help unify their appearance. By using the Type 1 Window Wall material, with its lighter, more reflective, metallic appearance, the interplay of light on the tower form emphasizes the shifting planes of the building mass without over-emphasizing the contrast between the two intersecting forms.**

**Option 3 explores the impact of revising the stepped building mass at the north and west facades to give primary dominance to the stepped mass volume over the vertical mass volume. The width of the stepped trays on the Lenora Street frontage is increased to reduce the visual impact of the vertical mass, and the vertical mass split at the 28th Floor Amenity level is widened to allow the uppermost stepped block to wrap all the way around to the west corner of the building. By making the stepped mass portion of the tower larger and visually dominant, it becomes the primary visual focus of the design from the most important neighborhood view angles.**

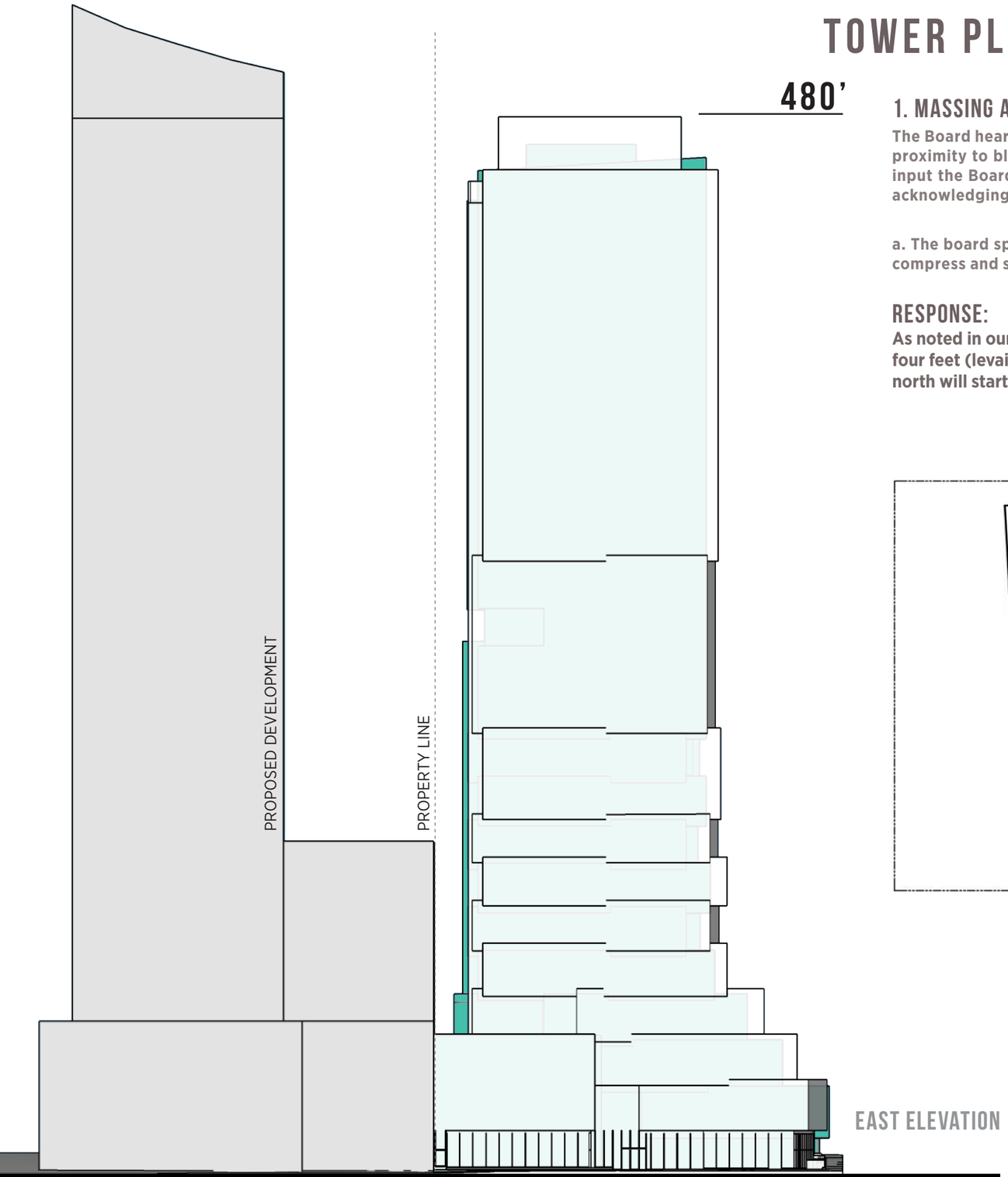
| DRB SUMMARY | SEATTLE DESIGN GUIDELINES 2013 | RESPONSE |
|---|---|---|
| SUPPORTED<br>B. The Board supported elements of the towers including the following: the shifting trays massing at the lower levels, that all window wall details at soffits, parapets, and outside corners be part of the next design packet to show a clean edge, public space is well-sited and successful. The Board looks forward to another version of the proposal and is open to a variety of solutions to solve the two-tower intersections. (A1-1.e, B4) | **A1. Respond to the Physical Environment**<br>Respond to the Physical Environment: Develop an architectural concept and compose the building's massing in response to geographic conditions and patterns of urban form found nearby or beyond the immediate context of the building site.<br><br>e. views from the site of noteworthy structures or natural features, (i.e.: the Space Needle, Smith Tower, port facilities, Puget Sound, Mount Rainier, the Olympic Mountains)<br><br>**B4. Design a Well-Proportioned & Unified Building**<br>Compose the massing and organize the interior and exterior spaces to create a well-proportioned building that exhibits a coherent architectural concept. Design the architectural elements and finish details to create a unified building, so that all components appear integral to the whole. | **As noted in our response to Guidance #1.a above, we have provided three alternate design approaches intended to resolve the tower massing issues concerning the Board. The proposed designs also retain the elements supported by the board. We have also included other supplementary design information, such as window wall details, to illustrate how the proposed design provides a high-quality tower presence in its neighborhood.** |
| GUIDANCE<br>C. Members unanimously supporting Roof Option One which is the mechanical screen profile that steps back from the primary façade and they requested a scrim or screen material with some transparency be used for the mechanical screen cladding rather than the proposed louver material. (B1.III) | **B1.III. Visual Interest**<br>Design visually attractive buildings that add richness and variety to Belltown, including creative contemporary architectural solutions. | **Roof Option One has been retained as part of our tower massing study options for this submittal. Included in this response is a design proposal for using perforated metal screens with an ornamental pattern for the mechanical screen in lieu of the metallic louvers originally proposed.** |
| SUPPORTED<br>D. The Board supported the roof coverage departure request and recommended it to the Director. (B1.III) | | **The roof configuration as proposed in our April 3, 2018 Recommendation Meeting has been retained as-is for all proposed design options. No further response required.** |

## DRB#1 - SUMMARY

| GUIDANCE | SEATTLE DESIGN GUIDELINES 2013 | RESPONSE |
|---|---|---|
| **3. PODIUM & GROUND FLOOR**<br>The Board discussed the design team's responses to ground level and podium elements.<br><br>A. The Board directed the applicant to provide overhead weather protection on 5th Avenue to provide comfort for pedestrians, residents, and visitors. They mentioned the distracting nature of the undersized entry canopy and added that the overhead weather protection could help solve the issue. (B3.3) | **B3.3 Pedestrian Amenities at the Ground Level**<br>Consider setting the building back slightly to create space adjacent to the sidewalk conducive to pedestrian-oriented activities such as vending, sitting, or dining. Reinforce the desirable streetscape elements found on adjacent blocks. Consider complementing existing:<br>h. public art installations,<br>i. street furniture and signage systems,<br>j. lighting and landscaping, and<br>k. overhead weather protection | **We have provided two alternate design approaches for overhead weather protection and the entry canopy along 5th Avenue. Option 1 retains the original design as previously presented, with a small-scale entrance canopy as a secondary element to the multi-story art-glass entrance wall. We have provided further visualization of the design intent for the art glass wall to illustrate its visual impact at the streetscape. Previous presentation renderings did not show this feature since the specific art has not yet been chosen. Option 2 includes an extended canopy that provides weather protection along the sidewalk fronting on the building lobby.** |
| B. The Board supported the update to the Lenora Street outdoor retail seating configuration and directed the applicant to make the sidewalk facing walls of the bioretention planters appropriate width and height for seating. (B.3.3) | | **We have adjusted the planter wall heights and sizes to be more appropriate for seating. Please see attached design illustrations.** |
| C. The board directed the applicant to develop the south plinth to incorporate either seating, texture and/or art. (B3.3, B4.3) | **B4.3. Architectural Details**<br>When designing the architectural details, consider how the following can contribute to create a building that exhibits a coherent architectural concept:<br>j. exterior finish materials;<br>k. architectural lighting and signage;<br>l. grilles, railings, and downspouts;<br>m. window and entry trim and moldings;<br>n. shadow patterns; and<br>o. exterior lighting. | **Addressing the plinth proposed for the north corner at the intersection of 5th Avenue and Lenora Street, we have indicated its use for a future installation.** |
| D. The board directed the applicant to add a joint pattern in the painted concrete alley wall that corresponds to the joint patterning in levels above for increased melding of the façade elements. The Board also recommended that a detail be provided to assure that no flashing is used at the edges of the trays so there is a crisp, clean edge that appears as an extension of the glazed tray elements. (B4.3) | | **We have updated our design elevation drawings with this response to show joint patterns as requested. Please refer to design details provided in our response to guidance item #2.b for proposed coping details at the tray step parapets.** |
| E. The board directed the applicant to add loading area dimensions and truck turning radius/sweep diagrams to the plan sets to show compliance. (C6.1) | **C6.I. Address Alley Functions:**<br>a. Services and utilities, while essential to urban development, should be screened or otherwise hidden from the view of the pedestrian.<br>b. Exterior trash receptacles should be screened on three sides, with a gate on the fourth side that also screens the receptacles from view. Provide a niche to recess the receptacle.<br>c. Screen loading docks and truck parking from public view using building massing, architectural elements and/or landscaping.<br>d. Ensure that all utility equipment is located, sized, and designed to be as inconspicuous as possible. Consider ways to reduce the noise impacts of HVAC equipment on the alley environment. | **Vehicle turning radius and sweep information has been included with the ground level plan diagram in this response. Please see attached.** |

# TOWER PLACEMENT






EAST ELEVATION

## 1. MASSING AND TOWER PLACEMENT:

**The Board heard public comment and reiterated its hope that the applicant would work with the neighboring building owners to address proximity to blank walls (The Warwick Hotel) and tower spacing for best block design (application to the south). In response to public input the Board offered flexibility to move the tower north acknowledging that the tower massing and been approved at EDG and also acknowledging that their authority to give direction on this issue is limited.**

**a. The board specified that if the tower moves further north, the first tray at levels 4-5 should not move north should not move north or compress and solar access to the corner of 5th and Lenora should not be preserved.**

## RESPONSE:

**As noted in our Recommendation Meeting on April 3, 2018, we have moved the main tower mass north by approximately four feet (levaing a seperation of 16’) from our EDG submittal. Daylight analysis suggests that moving the tower any further north will start to significantly impact natural light access at the corner streetscape of 5th Avenue and Lenora Street.**


PLAN VIEW

**EDG SUPPORTED MASSING**
12’ From Property Line

**PROPOSED MASSING**
16’ From Property Line

## 2. TOWER MODULATION AND COHESIVENESS:

**The Board was split on the resolution of the two-tower concept.**

**a. The majority of the members thought the concept needed more integration between the two tower forms as noted in the early design guidance, while two members were satisfied with design as shown. The design question on the table was the integration of the dark, straight tower and the sliding trays tower forms. The Board noted that the concept is logical and interesting with moving elements and static elements yet, the two-building concept is not yet resolved at its intersecting edges and areas for a pleasing combined tower composition. (A2, B1, B4-2)**

## RESPONSE:

**Since there was significant difference of opinion among the Board members over the magnitude and direction of changes necessary to resolve this issue, we are submitting three alternate design strategies proposed to address this guidance.**

## OPTION 1 - DRB #1
## CASCADE CONCEPT

## OPTION 2
## UNIFORM MATERIAL

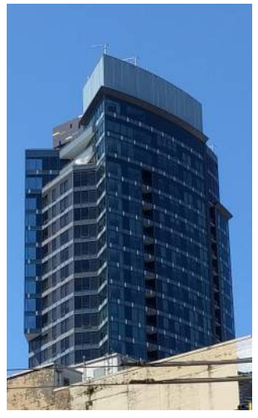
## OPTION 3
## MASSING CONTINUED

# CASCADE CONCEPT - OPTION 1 - DRB #1



In the original design (Option 1 as shown), the intersection of the two tower masses followed the concept of Cascade, with lighter, dynamic massing elements associated with a “waterfall” mass juxtaposed against and “falling across” a contrasting “cliff” mass as background for visual emphasis and support. The Waterfall Mass is oriented toward the corner of Fifth and Lenora, where the tower has the strongest visual presence to the surrounding neighborhood, while the supporting Cliff Mass is oriented internally to the urban block and presents a “stage” for the play of the “waterfall” within the composition. The original concept sketch shows the contrast dynamic and component elements in abstract, which were then translated into the proposed tower design.

## TOWERS WITH DUAL-MASSES IN DOWNTOWN SEATTLE



## CASCADE CONCEPT - OPTION 1 - DRB #1

## OPTION 2 - UNIFORM MATERIAL

Option 2 retains the overall supported massing from EDG and our first recommendation meeting on April 3, 2018, but with a homogenized material treatment intended to reduce the sharp visual contrast between the two tower masses and help unify their appearance. By using the Type 1 Window Wall material, with its lighter, more reflective, metallic appearance, the interplay of light on the tower form emphasizes the shifting planes of the building mass without over-emphasizing the contrast between the two intersecting forms.

## CASCADE CONCEPT - OPTION 1 - DRB #1

## OPTION 2 - UNIFORM MATERIAL

## CASCADE CONCEPT - OPTION 1 - DRB #1

## OPTION 3 - MASSING CONTINUED

Option 3 explores the impact of revising the stepped building mass at the north and west facades to give primary dominance to the stepped mass volume over the vertical mass volume. The width of the stepped trays on the Lenora Street frontage is increased to reduce the visual impact of the vertical mass, and the vertical mass split at the 28th Floor Amenity level is widened to allow the uppermost stepped block to wrap all the way around to the west corner of the building. By making the stepped mass portion of the tower larger and visually dominant, it becomes the primary visual focus of the design from the most important neighborhood view angles.

**DRAFT RENDERING**

## CASCADE CONCEPT - OPTION 1 - DRB #1

## OPTION 3 - MASSING CONTINUED

DRAFT RENDERING

# 2 - TOWER MODULATION AND COHESIVENESS

**2. TOWER MODULATION AND COHESIVENESS**

C. Members unanimously supporting Roof Option One which is the mechanical screen profile that steps back from the primary façade and they requested a scrim or screen material with some transparency be used for the mechanical screen cladding rather than the proposed louver material. (B1.III)

## RESPONSE:

**Roof Option One has been retained as part of our tower massing study options for this submittal. Included in this response is a design proposal for using perforated metal screens with an ornamental pattern for the mechanical screen in lieu of the metallic louvers originally proposed.**

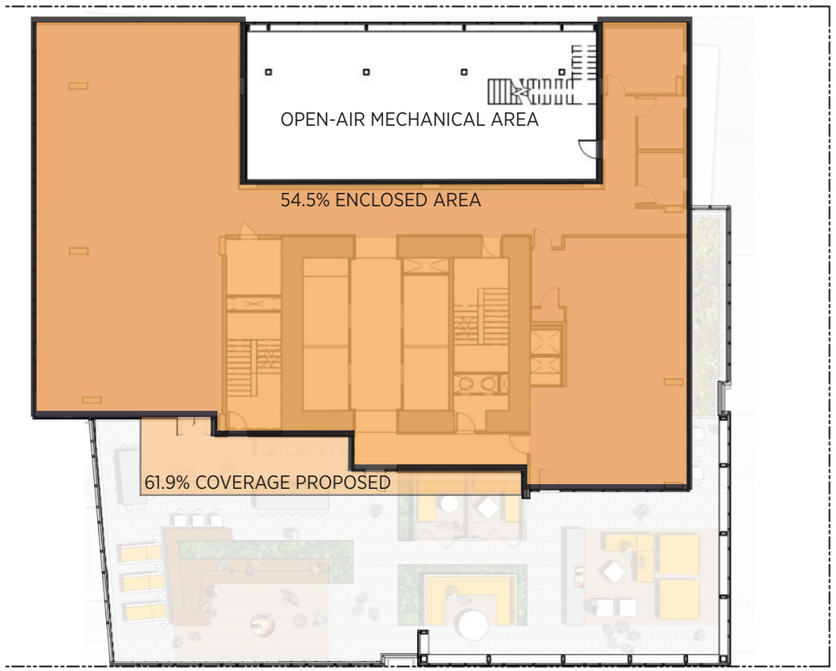
(AS SHOWN IN DRB #1)


ROOF SCREEN PERFORATION

# DEPARTURE REQUEST - (NO CHANGE FROM DRB #1)

| DESIGN STANDARD | DEPARTURE REQUEST | RATIONALE FOR REQUESTED DEPARTURE | SUPPORTING DESIGN GUIDELINES |
|---|---|---|---|
| **SMC 23.49.008.D: Certain rooftop features are permitted to exceed the allowable zoning height as long as the combined coverage of all rooftop features does not exceed 55% of the roof area subject to max. floor area limits per story per SMC 23.49.058** | Request to depart from 55% rooftop coverage and instead provide 61.9% coverage to better integrate the tower top with the overall massing. | The proposed rooftop amenity design includes communal amenity spaces for residents, outdoor screened mechanical equipment area, BOH and circulation (stair and elevator penthouses) and feature roof overhang to provide covered outdoor amenity space. The intent is that the tower top appears integrated with the overall tower massing. This departure request allows the concrete core and penthouses to better integerate with the overall tower form and materiality without compromising the special rooftop feature that enhances the City Skyline. The entire penthouse/core and outdoor mechanical area will have an identical louvered screen appearance from the exterior. | A-2 Enhance the Skyline<br>The amenity space projecting light, and feature canopy with special lighting, will provide active visual interest to the building top. This departure greatly helps unify the tower top with the overall tower form.<br>B-4 Design a well-proportioned & unified building.<br>The proposed design follows the guideline by enclosing the core and outdoor mechanical area behind the screen, which integrates this area with the tower form from below. This helps unify the tower massing. |

**The roof configuration as proposed in our April 3, 2018 Recommendation Meeting has been retained as-is for all proposed design options. No further response required.**



# CANOPY OPTIONS

**3. PODIUM & GROUND FLOOR**

The Board discussed the design team's responses to ground level and podium elements.

A. The Board directed the applicant to provide overhead weather protection on 5th Avenue to provide comfort for pedestrians, residents, and visitors. They mentioned the distracting nature of the undersized entry canopy and added that the overhead weather protection could help solve the issue. (B3.3)

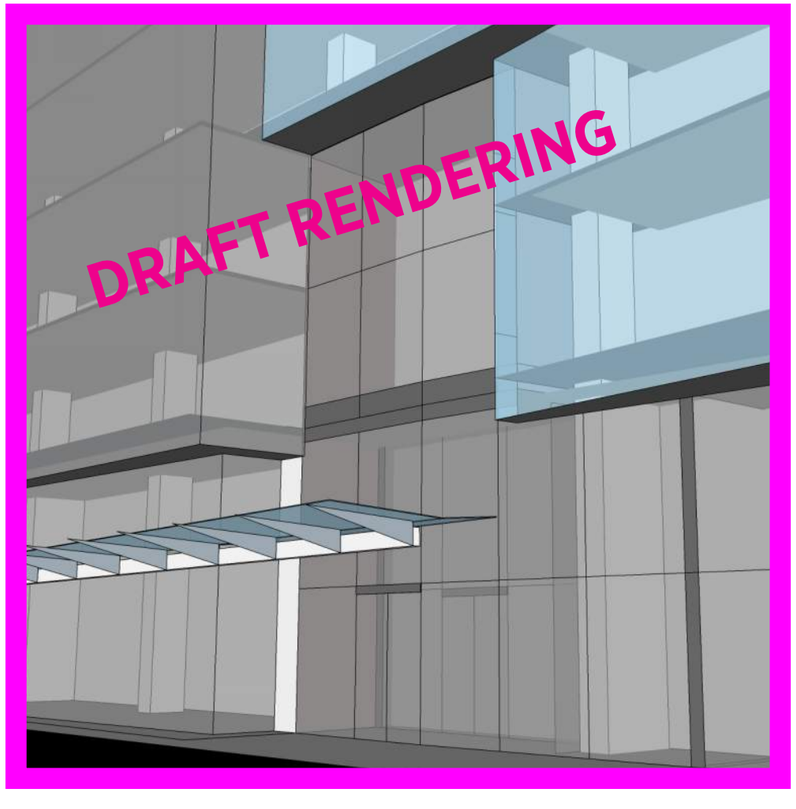
## RESPONSE:

**We have provided two alternate design approaches for overhead weather protection and the entry canopy along 5th Avenue. Option 1 retains the original design as previously presented, with a small-scale entrance canopy as a secondary element to the multi-story art-glass entrance wall. We have provided further visualization of the design intent for the art glass wall to illustrate its visual impact at the streetscape. Previous presentation renderings did not show this feature since the specific art has not yet been chosen. Option 2 includes an extended canopy that provides weather protection along the sidewalk fronting on the building lobby.**

## (AS SHOWN IN DRB #1)

## OPTION 1 - ART FOCUS

## OPTION 2 - NEW CANOPY



# DEPARTURE REQUEST - CANOPY SIZING AROUND EXISTING

| DESIGN STANDARD | DEPARTURE REQUEST | RATIONALE FOR REQUESTED DEPARTURE | SUPPORTING DESIGN GUIDELINES |
|---|---|---|---|
| 23.49.018 - Overhead Weather Protection and Lighting:<br>B. Overhead weather protection shall have a minimum dimension of eight (8) feet measured horizontally from the building wall or must extend to a line two (2) feet from the curb line, whichever is less. | We are asking for a departure on the 8' requirement on our canopies at locations where there may be a conflict with street trees or utility poles, in which case the widths will be adjusted to accommodate such features. | The proposed departure is an effort to preserve the street trees on our site (should there be a conflict with the selected canopy design) and retain the flexibility needed to respond to future coordination with Urban Forestry. | C1.1. Street Level Uses: Provide spaces for street level uses that:<br>a. reinforce existing retail concentrations;<br>b. vary in size, width, and depth;<br>c. enhance main pedestrian links between areas; and<br>d. establish new pedestrian activity where appropriate to meet area objectives. Design for uses that are accessible to the general public, open during established shopping hours, generate walk-in pedestrian clientele, and contribute to a high level of pedestrian activity. |

**3. PODIUM & GROUND FLOOR**

B. The Board supported the update to the Lenora Street outdoor retail seating configuration and directed the applicant to make the sidewalk facing walls of the bioretention planters appropriate width and height for seating. (B.3.3)

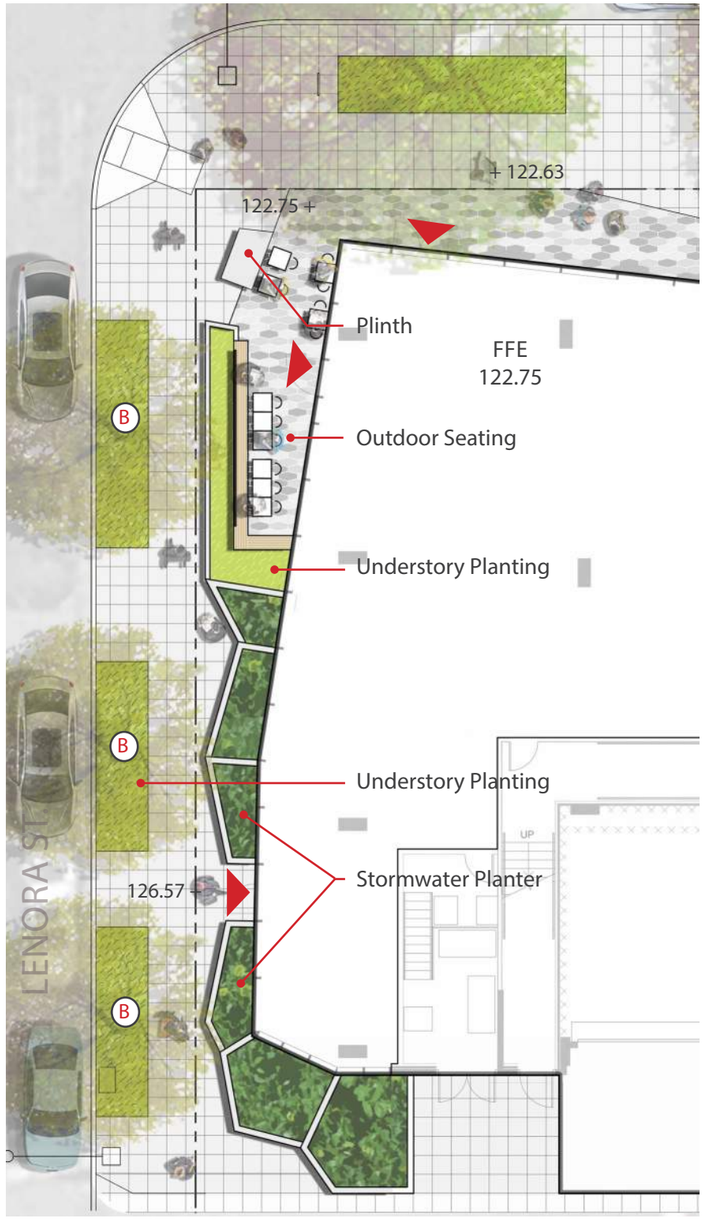
## RESPONSE:

**We have adjusted the planter wall heights and sizes to be more appropriate for seating.**

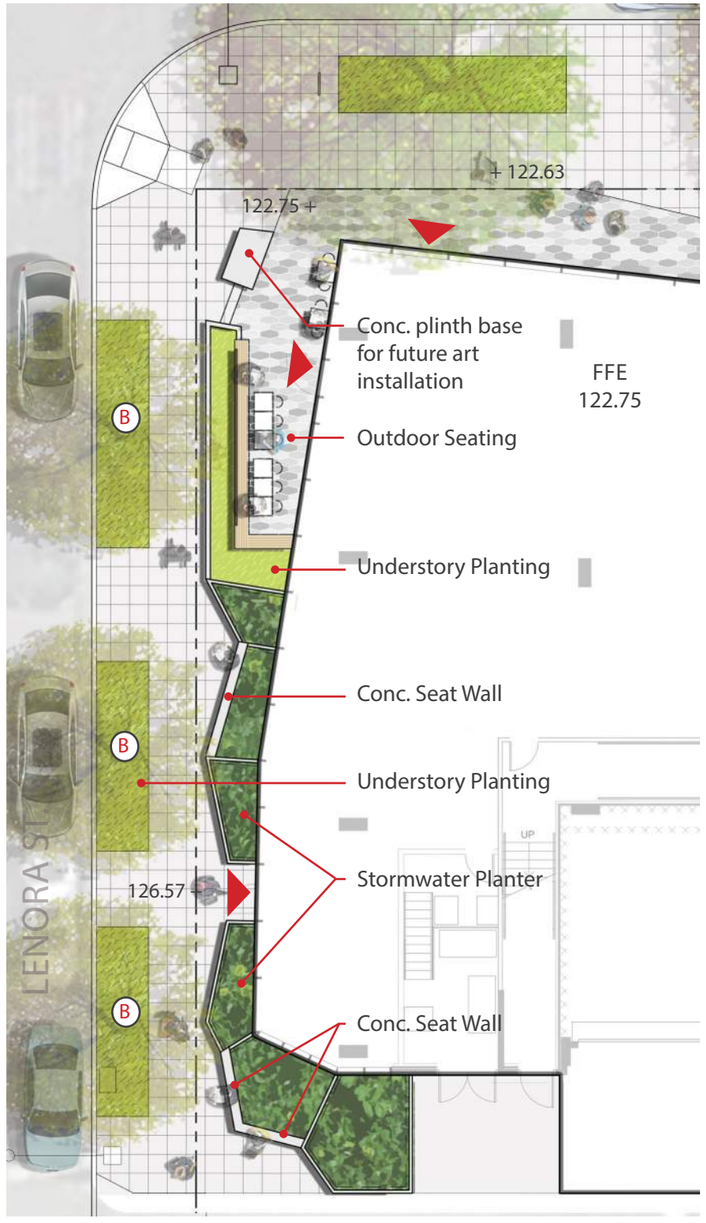
**The plan on the right shows the revised planter walls that integrate seating. The middle cell of each bioretention cluster has been widened to 12" to accommodate seating for the public, while still maintaining the required retention area. The middle cells also allow for the wall to be an appropriate height for seating.**

# PLANTER DIAGRAM

## DRB#1 SITE PLAN




## DRB#2 REVISED SITE PLAN



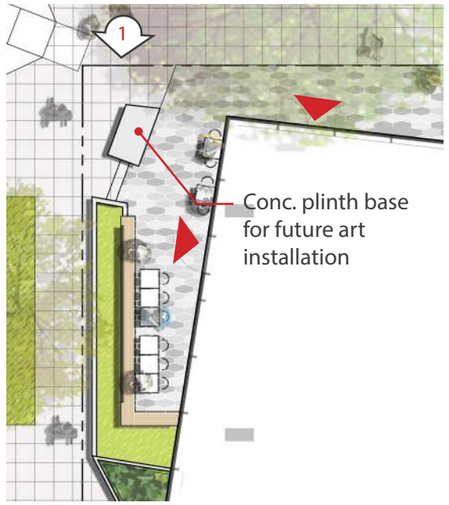

### Legend

- Sidewalk Paving: Standard CIP concrete pavement, no color, 2x2 saw cut scoring
- Accent Paving: Mortar set precast conc. pavers (colors TBD)
- Understory Planting
- Stormwater Planting
- (A) Existing Street Trees to Remain
- (B) New Street Trees

**3. PODIUM & GROUND FLOOR**

C. The board directed the applicant to develop the south plinth to incorporate either seating, texture and/or art. (B3.3, B4.3)

# PLINTH DIAGRAM




**The design team proposes to use the concrete plinth at the corner of 5th and Lenora as a base for public art. This will enliven and activate this corner, and create a welcoming icon for this streetscape. Vulcan has installed many pieces of art in its public spaces around Seattle, and commissions sculptures that are unique and customized to fit the spaces they will reside in. Below are several representative examples of public art commission by Vulcan in the South Lake Union area.**

1 View of Plinth from 5th Ave

**Typical art installations at Vulcan projects in South Lake Union:**

# ALLEY JOINT PATTERN

**3. PODIUM & GROUND FLOOR**

D. The board directed the applicant to add a joint pattern in the painted concrete alley wall that corresponds to the joint patterning in levels above for increased melding of the façade elements. The Board also recommended that a detail be provided to assure that no flashing is used at the edges of the trays so there is a crisp, clean edge that appears as an extension of the glazed tray elements. (B4.3)

## RESPONSE:

**We have updated our design elevation drawings with this response to show joint patterns as requested.**

## ALLEY ELEVATION - DRB #1

## ALLEY ELEVATION - DRB #2


VENTED ROLL-UP DOOR

PAINTED CONCRETE/CMU

LOUVERS

VENTED ROLL-UP DOOR



METAL WALL PANELS

# WINDOW WALL EDGE DETAILS

## OPTION 1


**3. PODIUM & GROUND FLOOR**

D. The board directed the applicant to add a joint pattern in the painted concrete alley wall that corresponds to the joint patterning in levels above for increased melding of the façade elements. The Board also recommended that a detail be provided to assure that no flashing is used at the edges of the trays so there is a crisp, clean edge that appears as an extension of the glazed tray elements. (B4.3)

### RESPONSE:

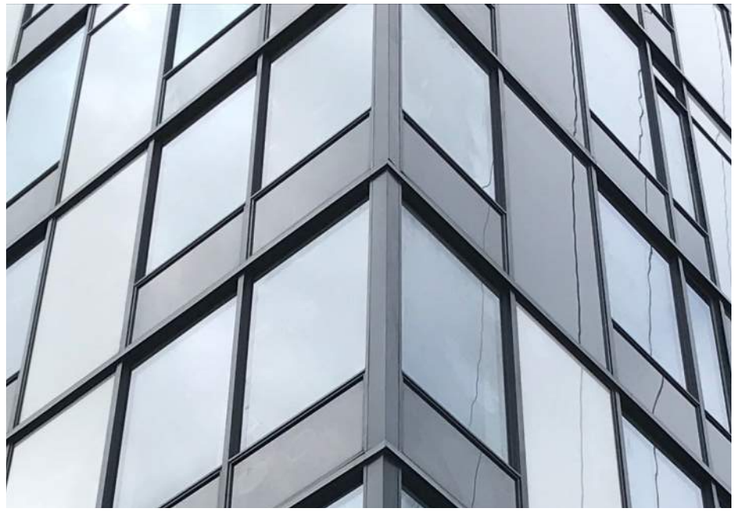
**Please refer to design details provided in our response to guidance item #2.b for proposed coping details at the tray step parapets.**

### A. SOFFIT

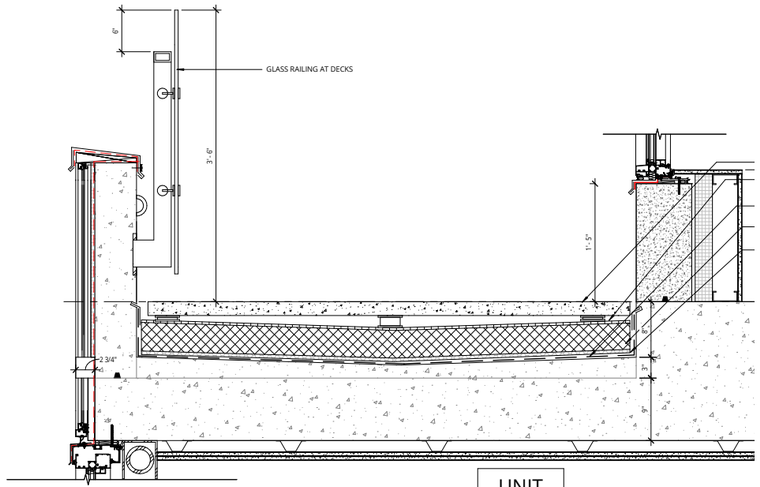
### B. LEDGE

### C. STEP

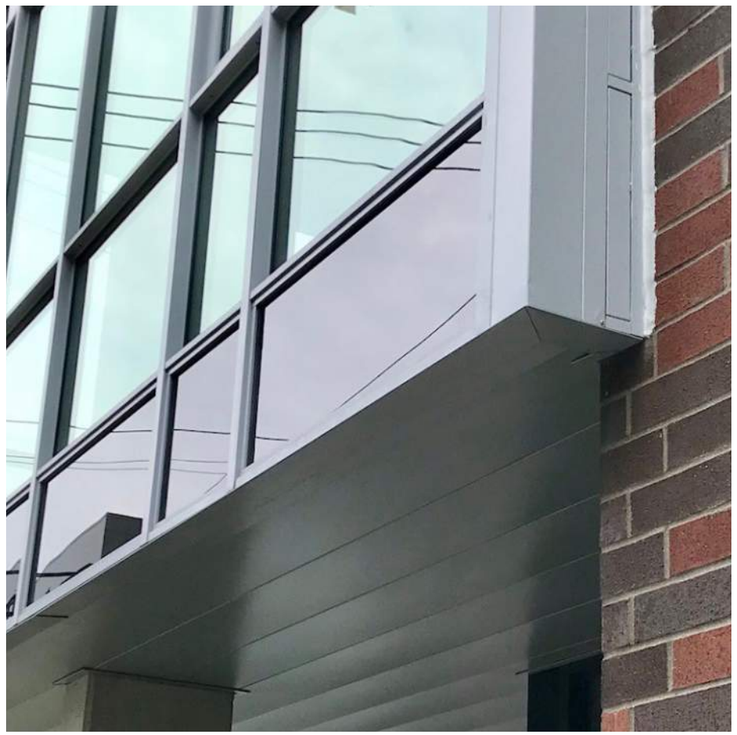
# FLASHING DETAILS

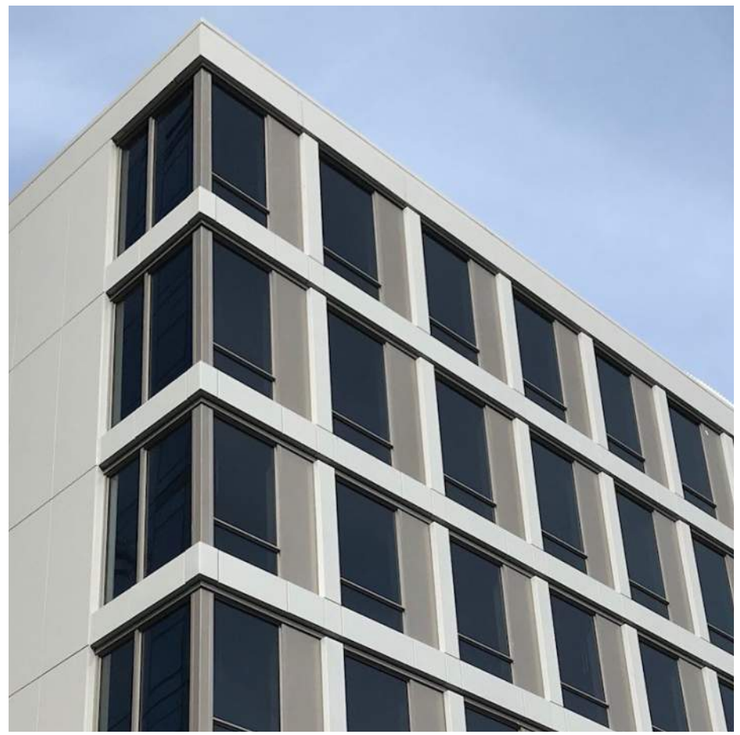


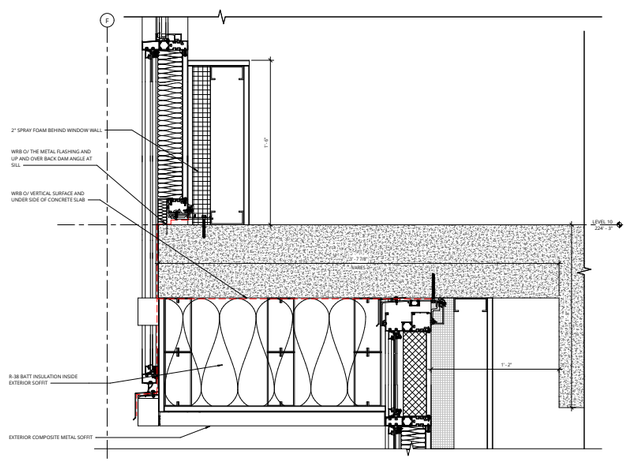
## PARAPET




UNIT



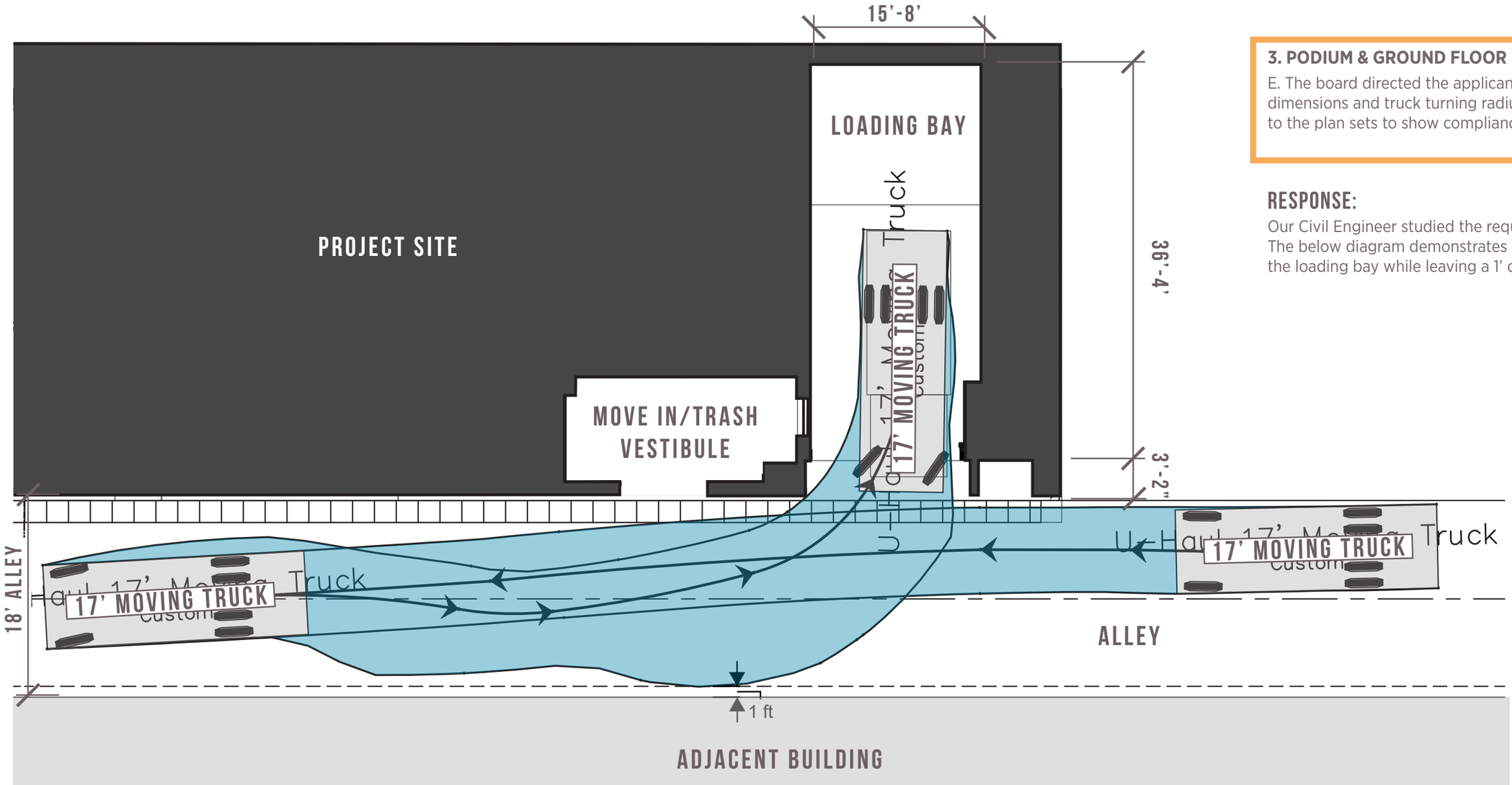





## SOFFIT

# LOADING AREA STUDY



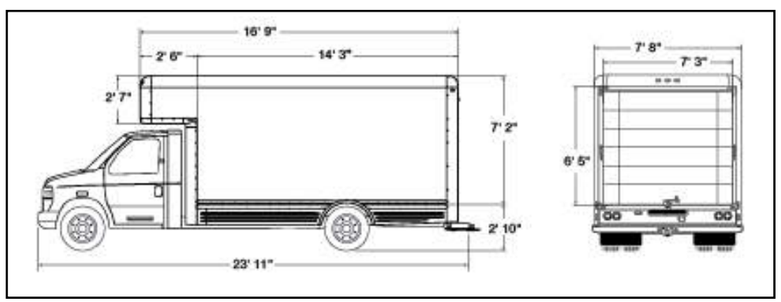



**3. PODIUM & GROUND FLOOR**

E. The board directed the applicant to add loading area dimensions and truck turning radius/sweep diagrams to the plan sets to show compliance. (C6.1)

## RESPONSE:

Our Civil Engineer studied the requirements of a 17' move in truck. The below diagram demonstrates the ability of the truck to enter the loading bay while leaving a 1' clearance of the adjacent building.



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